Chartered Surveyors / Estate Agents

Clarke & Simpson









The Gables, Fore Street, Framlingham, Suffolk IP13 9DF

A fabulous four bedroom detached house extending to over 2500 sq.ft, plus substantial garaging, situated in a prime position within a short stroll of the centre of Framlingham.

Price Guide £850,000 Freehold

P7921C

Summary

Reception hall, sitting room, open plan drawing/dining room, kitchen/breakfast room, snug, utility room, boot room and cloakroom.
Four first floor bedrooms, ensuite shower room and family bathroom.
Substantial off road parking, large double garage and workshop.
Beautiful, landscaped gardens and grounds in all, extending to half an acre.

Location

The Gables is situated in a superb, centre of town position off Fore Street just a short walk from all Framlingham has to offer. The thriving town is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its preparatory school at Brandeston some 5 miles away. Framlingham has previously been voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage. This is just a short stroll from the property.

Description

The Gables is a substantial detached prime Framlingham home extending to over 2500 sq.ft. The house is particularly large on the ground floor and there is scope for it to be extended at first floor level, subject to the normal consents. The dwelling is understood to have been constructed in the early 1980s and is of timber frame construction with predominately brick elevations and part composite board elevations under a tiled roof. The property is particularly well presented and throughout the house are modern aluminium windows and doors. In recent years the heating system has been upgraded. In addition, the house has a stylish, modern kitchen and of particular note is the substantial double garage and workshop.

A front door provides access to the large reception hall. This has north-east facing windows and a staircase rising to the first floor landing. An opening leads to a lobby where there is a cloak cupboard and a door to a cloakroom. This has a WC, handwash basin and a window to the front of the property. Also off the reception hall are doors to the kitchen/breakfast room, drawing/dining room and also the sitting room. This is dual aspect with north-east and south-east facing windows. There are fitted book shelves. The drawing/dining room is a particularly special room with wall to wall glazed bay and sliding door opening out to the south-west facing patio and garden. The focal point of the room is the contemporary fireplace. A door leads to the kitchen/breakfast room. This has a range of high and low level wall units along with an integrated dishwasher and fridge. In addition are two electric ovens and a five ring gas hob and extractor fan. There is a one and a half bowl sink which includes a drinking water filter. The room has tiled flooring and recessed spotlighting as well as a south-west facing window and stable style door to the rear garden. A door leads to the snug/study. This has an electric fireplace and fitted shelving as well as a window to the front of the property. Also off the kitchen is a spacious utility room. This has high and low level wall units with space and plumbing for a washing machine, dishwasher and fridges. In addition is a wall to wall storage cupboard. An exterior door leads out to a covered walkway and a further door leads into a boot room or potting shed. This is of brick and aluminium construction with wall to wall glazing and a glazed roof. It has a door to the garden.

The first floor landing has a north-east facing window to the front of the property, fitted shelving, hatch to the roof space, built in cupboard with slatted shelving, and doors to the four bedrooms and bathroom.

Bedroom one is dual aspect and has south-west and south-east facing windows with fine views over the rear garden. It has a fitted wardrobe with sliding doors to the front, and there is a door to the en-suite shower room. This comprises a WC, bidet, handwash basin with cupboards below and large shower cubicle. There is a window to the side with obscured glazing. Bedroom two is a double with south-west facing window over looking the rear garden. The family bathroom comprises a bath with shower above, WC and handwash basin, window to one side and tiled flooring. The third bedroom is a double with north-east facing window to the front of the property and a built in cupboard with sliding door to the front. The fourth bedroom is a further double with south-east facing window.

































Outside

The property is approached off Fore Street via a tarmac drive (upon which the two neighbouring houses have right of way each paying one third of the cost of upkeep) which leads to a substantial parking area. Here there is the double garage and workshop. These are substantial buildings of brick and block construction under a tiled roof. The garage has two remote controlled up and over doors and measures 21'x 20'. In one corner is a large Domextra water softener, a modern Worcester 8000 gas fired boiler and a full size pressurised hot water cylinder. Steps and a door opens to the workshop that measures 21' x 13'4. This has windows to three sides, a personnel door to the front and double doors to the rear garden, making it ideal as a mower store. There is a handwash basin with water connected.

The rear garden can be accessed via either side of the house where there is a wood store and a garden shed. Abutting the house itself to the south-west and accessed directly from the drawing/dining room and kitchen/breakfast room there is substantial terrace. This has steps leading down to the lawn which is fully enclosed by fencing and mature hedging. There are large herbaceous borders with an abundance of perennials, roses, flowering shrubs and ornamental trees. In one corner of the garden is an orchard with espalier fruit trees including pear, apple and plums. To the rear of the garage/workshop is a substantial greenhouse and raised vegetable beds. The grounds extend to 0.5 acres.













Directions

Proceed up Fore Street passing Fairfield Road on the right hand side. Continue pass Mills Meadow and having passed Fore Street Mews, turn right on to the track known as Infirmary Lane. Bear to the left towards The Gables and two other dwellings where The Gables can be found on the right hand side.

What3Words: ///bordering.winner.fade

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity and gas. Sky dish.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

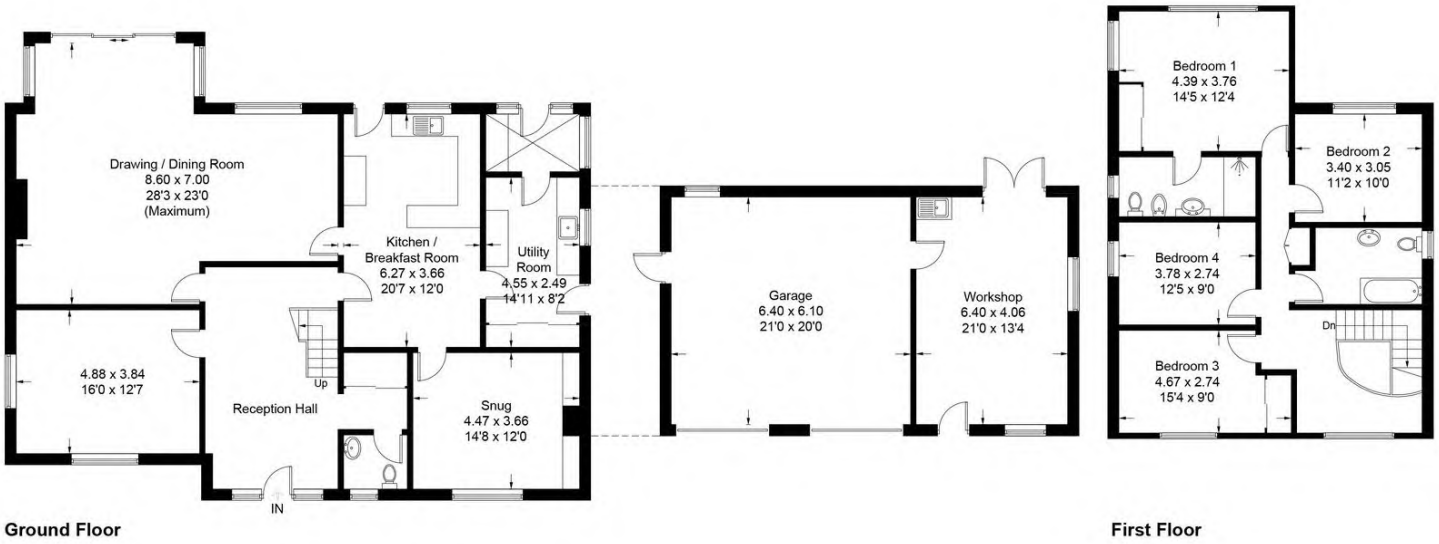
EPC Rating C = (Copy available from the agents upon request).

Council Tax Band G ; £4,049.22 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 20004

The Gables, Framlingham

Approximate Gross Internal Area = 237.3 sq m / 2554 sq ft
Outbuilding = 65.2 sq m / 702 sq ft
Total = 302.5 sq m / 3256 sq ft



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NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.



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